

# Demographic Detail Report

## Patterson Commons Shopping Center

3110-3110 Route 22, Patterson, NY 12563

Building Type: **General Retail**  
 Secondary: **Storefront**  
 GLA: **85,500 SF**  
 Year Built: **2002**

Total Available: **5,644 SF**  
 % Leased: **96.7%**  
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2030 Projection	6,431	24,359	143,984
2025 Estimate	6,444	24,143	141,334
2020 Census	6,516	23,508	134,656
Growth 2025 - 2030	-0.20%	0.89%	1.87%
Growth 2020 - 2025	-1.10%	2.70%	4.96%
<b>2025 Population by Age</b>			
	<b>6,444</b>	<b>24,143</b>	<b>141,334</b>
Age 0 - 4	286 4.44%	1,118 4.63%	6,705 4.74%
Age 5 - 9	241 3.74%	1,029 4.26%	6,492 4.59%
Age 10 - 14	270 4.19%	1,149 4.76%	7,036 4.98%
Age 15 - 19	318 4.93%	1,318 5.46%	7,757 5.49%
Age 20 - 24	345 5.35%	1,390 5.76%	7,925 5.61%
Age 25 - 29	357 5.54%	1,364 5.65%	7,752 5.48%
Age 30 - 34	420 6.52%	1,482 6.14%	8,328 5.89%
Age 35 - 39	475 7.37%	1,501 6.22%	8,592 6.08%
Age 40 - 44	545 8.46%	1,659 6.87%	9,209 6.52%
Age 45 - 49	465 7.22%	1,561 6.47%	8,864 6.27%
Age 50 - 54	441 6.84%	1,613 6.68%	9,424 6.67%
Age 55 - 59	468 7.26%	1,813 7.51%	10,476 7.41%
Age 60 - 64	469 7.28%	1,885 7.81%	11,050 7.82%
Age 65 - 69	413 6.41%	1,665 6.90%	10,133 7.17%
Age 70 - 74	350 5.43%	1,365 5.65%	8,144 5.76%
Age 75 - 79	264 4.10%	1,026 4.25%	6,144 4.35%
Age 80 - 84	170 2.64%	651 2.70%	3,972 2.81%
Age 85+	147 2.28%	553 2.29%	3,333 2.36%
Age 65+	1,344 20.86%	5,260 21.79%	31,726 22.45%
<b>Median Age</b>	<b>44.70</b>	<b>45.20</b>	<b>45.50</b>
<b>Average Age</b>	<b>43.90</b>	<b>43.70</b>	<b>43.70</b>

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Radius	3 Mile	5 Mile	10 Mile
<b>2025 Population By Race</b>	<b>6,444</b>	<b>24,143</b>	<b>141,334</b>
White	4,525 70.22%	17,509 72.52%	99,738 70.57%
Black	213 3.31%	691 2.86%	8,086 5.72%
Am. Indian & Alaskan	37 0.57%	151 0.63%	495 0.35%
Asian	160 2.48%	485 2.01%	4,733 3.35%
Hawaiian & Pacific Island	4 0.06%	5 0.02%	62 0.04%
Other	1,504 23.34%	5,301 21.96%	28,220 19.97%
<b>Population by Hispanic Origin</b>	<b>6,444</b>	<b>24,143</b>	<b>141,334</b>
Non-Hispanic Origin	4,892 75.92%	18,951 78.49%	115,227 81.53%
Hispanic Origin	1,551 24.07%	5,192 21.51%	26,107 18.47%
<b>2025 Median Age, Male</b>	<b>43.70</b>	<b>44.00</b>	<b>44.50</b>
<b>2025 Average Age, Male</b>	<b>43.10</b>	<b>42.80</b>	<b>43.00</b>
<b>2025 Median Age, Female</b>	<b>45.70</b>	<b>46.40</b>	<b>46.60</b>
<b>2025 Average Age, Female</b>	<b>44.60</b>	<b>44.50</b>	<b>44.40</b>
<b>2025 Population by Occupation Classification</b>	<b>5,583</b>	<b>20,587</b>	<b>119,559</b>
Civilian Employed	2,851 51.07%	12,495 60.69%	74,720 62.50%
Civilian Unemployed	65 1.16%	401 1.95%	2,395 2.00%
Civilian Non-Labor Force	2,667 47.77%	7,655 37.18%	42,369 35.44%
Armed Forces	0 0.00%	36 0.17%	75 0.06%
<b>Households by Marital Status</b>			
Married	1,063	4,759	29,043
Married No Children	673	2,966	18,400
Married w/Children	390	1,793	10,643
<b>2025 Population by Education</b>	<b>5,191</b>	<b>18,936</b>	<b>110,403</b>
Some High School, No Diploma	395 7.61%	1,276 6.74%	7,730 7.00%
High School Grad (Incl Equivalency)	1,722 33.17%	5,388 28.45%	28,395 25.72%
Some College, No Degree	1,300 25.04%	4,459 23.55%	25,763 23.34%
Associate Degree	208 4.01%	797 4.21%	4,982 4.51%
Bachelor Degree	1,072 20.65%	4,363 23.04%	25,091 22.73%
Advanced Degree	494 9.52%	2,653 14.01%	18,442 16.70%

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Radius	3 Mile		5 Mile		10 Mile	
<b>2025 Population by Occupation</b>	<b>5,372</b>		<b>23,820</b>		<b>141,780</b>	
Real Estate & Finance	140	2.61%	714	3.00%	5,653	3.99%
Professional & Management	1,308	24.35%	6,424	26.97%	43,920	30.98%
Public Administration	132	2.46%	729	3.06%	2,898	2.04%
Education & Health	844	15.71%	3,632	15.25%	20,043	14.14%
Services	537	10.00%	2,130	8.94%	11,944	8.42%
Information	61	1.14%	304	1.28%	1,738	1.23%
Sales	638	11.88%	2,610	10.96%	15,642	11.03%
Transportation	84	1.56%	569	2.39%	2,915	2.06%
Retail	453	8.43%	1,698	7.13%	8,229	5.80%
Wholesale	57	1.06%	274	1.15%	1,812	1.28%
Manufacturing	166	3.09%	733	3.08%	5,697	4.02%
Production	358	6.66%	1,381	5.80%	6,530	4.61%
Construction	243	4.52%	1,235	5.18%	6,659	4.70%
Utilities	201	3.74%	721	3.03%	3,739	2.64%
Agriculture & Mining	55	1.02%	116	0.49%	398	0.28%
Farming, Fishing, Forestry	25	0.47%	28	0.12%	117	0.08%
Other Services	70	1.30%	522	2.19%	3,846	2.71%
<b>2025 Worker Travel Time to Job</b>	<b>2,598</b>		<b>11,504</b>		<b>66,814</b>	
<30 Minutes	1,235	47.54%	4,651	40.43%	31,537	47.20%
30-60 Minutes	801	30.83%	4,215	36.64%	22,012	32.95%
60+ Minutes	562	21.63%	2,638	22.93%	13,265	19.85%
<b>2020 Households by HH Size</b>	<b>2,082</b>		<b>8,383</b>		<b>49,233</b>	
1-Person Households	544	26.13%	2,006	23.93%	11,272	22.90%
2-Person Households	632	30.36%	2,651	31.62%	16,345	33.20%
3-Person Households	361	17.34%	1,452	17.32%	8,578	17.42%
4-Person Households	316	15.18%	1,339	15.97%	7,881	16.01%
5-Person Households	147	7.06%	605	7.22%	3,372	6.85%
6-Person Households	51	2.45%	216	2.58%	1,170	2.38%
7 or more Person Households	31	1.49%	114	1.36%	615	1.25%
<b>2025 Average Household Size</b>	<b>2.60</b>		<b>2.60</b>		<b>2.60</b>	
<b>Households</b>						
2030 Projection	2,061		8,694		52,789	
2025 Estimate	2,063		8,612		51,751	
2020 Census	2,083		8,382		49,234	
Growth 2025 - 2030	-0.10%		0.95%		2.01%	
Growth 2020 - 2025	-0.96%		2.74%		5.11%	

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Radius	3 Mile	5 Mile	10 Mile
<b>2025 Households by HH Income</b>	<b>2,060</b>	<b>8,610</b>	<b>51,751</b>
<\$25,000	251 12.18%	809 9.40%	4,689 9.06%
\$25,000 - \$50,000	253 12.28%	888 10.31%	5,417 10.47%
\$50,000 - \$75,000	239 11.60%	972 11.29%	5,536 10.70%
\$75,000 - \$100,000	237 11.50%	1,043 12.11%	6,134 11.85%
\$100,000 - \$125,000	120 5.83%	825 9.58%	5,590 10.80%
\$125,000 - \$150,000	193 9.37%	672 7.80%	4,682 9.05%
\$150,000 - \$200,000	310 15.05%	1,628 18.91%	7,666 14.81%
\$200,000+	457 22.18%	1,773 20.59%	12,037 23.26%
<b>2025 Avg Household Income</b>	<b>\$138,840</b>	<b>\$141,654</b>	<b>\$145,014</b>
<b>2025 Med Household Income</b>	<b>\$110,416</b>	<b>\$117,969</b>	<b>\$118,333</b>
<b>2025 Occupied Housing</b>	<b>2,063</b>	<b>8,612</b>	<b>51,751</b>
Owner Occupied	1,535 74.41%	6,920 80.35%	41,402 80.00%
Renter Occupied	528 25.59%	1,692 19.65%	10,349 20.00%
<b>2020 Housing Units</b>	<b>2,165</b>	<b>9,288</b>	<b>54,760</b>
1 Unit	1,743 80.51%	8,242 88.74%	46,122 84.23%
2 - 4 Units	210 9.70%	517 5.57%	3,077 5.62%
5 - 19 Units	88 4.06%	254 2.73%	2,716 4.96%
20+ Units	124 5.73%	275 2.96%	2,845 5.20%
<b>2025 Housing Value</b>	<b>1,535</b>	<b>6,921</b>	<b>41,402</b>
<\$100,000	19 1.24%	113 1.63%	1,086 2.62%
\$100,000 - \$200,000	28 1.82%	232 3.35%	1,372 3.31%
\$200,000 - \$300,000	182 11.86%	1,048 15.14%	4,207 10.16%
\$300,000 - \$400,000	363 23.65%	1,637 23.65%	8,380 20.24%
\$400,000 - \$500,000	345 22.48%	1,580 22.83%	10,100 24.39%
\$500,000 - \$1,000,000	523 34.07%	2,035 29.40%	14,348 34.66%
\$1,000,000+	75 4.89%	276 3.99%	1,909 4.61%
<b>2025 Median Home Value</b>	<b>\$450,869</b>	<b>\$427,247</b>	<b>\$455,999</b>
<b>2025 Housing Units by Yr Built</b>	<b>2,239</b>	<b>9,393</b>	<b>55,772</b>
Built 2010+	138 6.16%	499 5.31%	4,965 8.90%
Built 2000 - 2010	230 10.27%	798 8.50%	5,529 9.91%
Built 1990 - 1999	276 12.33%	860 9.16%	5,510 9.88%
Built 1980 - 1989	538 24.03%	1,368 14.56%	7,757 13.91%
Built 1970 - 1979	259 11.57%	1,053 11.21%	8,755 15.70%
Built 1960 - 1969	248 11.08%	1,082 11.52%	7,942 14.24%
Built 1950 - 1959	78 3.48%	1,178 12.54%	5,815 10.43%
Built <1949	472 21.08%	2,555 27.20%	9,499 17.03%
<b>2025 Median Year Built</b>	<b>1980</b>	<b>1968</b>	<b>1974</b>

